



A fantastic family home with scope to modernise

**37 St. Nicholas Drive, Shepperton, Middlesex TW17 9LD**

Freehold



Main bedroom with ensuite • Recently redecorated and recarpeted • Off-street parking & double garage • Ideal for someone wanting to create their own ideal home • Set within a popular residential family area

#### Local information

Shepperton is situated on the North banks of the River Thames and is approached from the South side across the landmark Walton Bridge.

The area known as Shepperton broadly covers Lower Shepperton, Shepperton Green, Upper Shepperton and Lower Halliford. Named in the doomsday book as Scepertone (Habitation of Shepherds), the town has grown into a thriving suburban town with good connections into London and the M25.

In recent years, Shepperton was voted the 6th happiest place to live in the UK and achieved the award for the politest town of the year. If you visit the many independent shops, restaurants and cafes in Shepperton, you can always be sure of a warm and friendly welcome, quality service and products.

Shopping in Shepperton is a real pleasure, the local butcher, greengrocer and bakers provide quality produce, alongside other shops such as the hardware store, ski and outdoor wear and many other shops that offer convenience and a personal touch.

Shepperton is known for its excellent restaurants, cafés and historic buildings and despite being a town, it has retained its community and village appeal. The perfect place to live if you are looking for all the benefits of a village, easy access to the river

and countryside and at the same time, the vitality of living in a thriving town and only a stone's throw from the City.

The river is one of Shepperton's best kept secrets. On the banks of the Thames, the town enjoys the views, the wildlife and numerous water activities - including its own outdoor swimming lake. You can spot the hard core swimmers 'swooshing' along the Thames all year round. There is also sailing, rowing canoeing and others. In addition to the water sports, there are clubs including cricket, golf, fishing, tennis and clubs such as performing arts, pottery and crafts.

Shepperton is well served by several well-regarded primary schools and Thamesmead for secondary education. It is also home to Halliford School for boys in the private sector, which provides mixed education in 6th form. There are other public and private sector schools close by.

Shepperton Station to London Waterloo 53 mins direct.

(Please note times and distances are approximate)





#### **About this property**

This four bedroom family home has been recently redecorated and recarpeted, creating a perfect blank canvas. The house offers family accommodation over two floors and would appeal to those wanting to create their own ideal home (STPP).

On the ground floor the entrance hall open up to all main rooms. The kitchen and has a large window which overlooks the garden and has access to a separate utility room. The triple aspect sitting room, which has sliding doors directly to the garden, is of a fantastic size. There is a separate dining room and study which is perfect for home-working or a playroom. A cloakroom completes the accommodation on this floor.

On the first floor there are four bedrooms with the main bedroom featuring an ensuite and built in storage cupboards. The further three bedrooms are all of good sizes and there is also a family bathroom.

To the front of the property is a large lawned area with a paved path leading to the front door. The driveway provides access to the double garage and off street parking.

To the rear of the property, the garden is mainly laid to lawn with shrub borders. The paved terrace adjoining the house is the ideal space for outdoor entertaining.

#### **Tenure**

Freehold

#### **Local Authority**

Spelthorne Borough Council

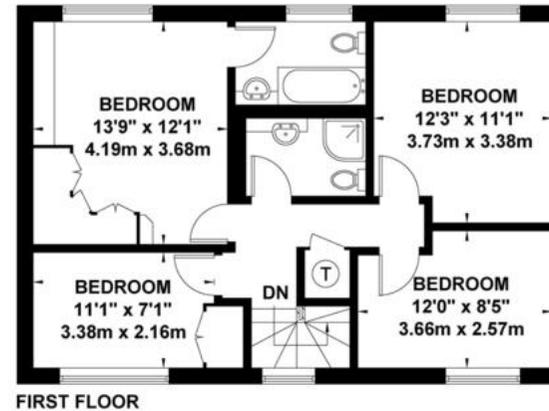
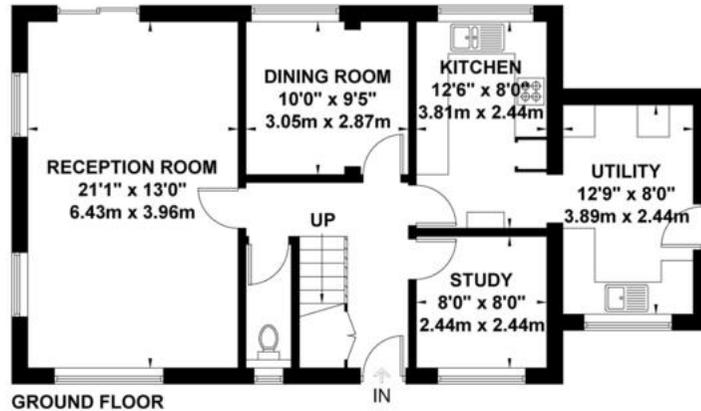
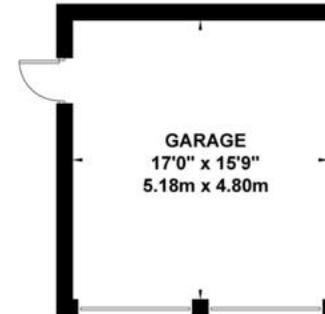
EPC rating = E

#### **Viewing**

Strictly by appointment with Savills

### St. Nicholas Drive, Shepperton

Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft  
Garage = 24.9 sq m / 268 sq ft  
Total = 161.4 sq m / 1737 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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